

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: 1532 Holdings, L.C.

Case #: 20-R-04

Date: February 10, 2004

Comments:

1. No comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: 1532 Holdings, L.C.

Case #: 20-R-04

Date: February 10, 2004

Comments:

1. Please contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: 1532 Holdings, L.C.

Case #: 20-R-04

Date: February 10, 2004

Comments:

1. Flow test required.
2. Show hydrant location
3. Show fire main DDC and FDC
4. Fire sprinklers required as per 903.8.2 FBC.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

**Project
Name:** 1532 Holdings, L.C.

Case #: 20-R-04

Date: February 10, 2004

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: 1532 Holdings, L.C.

Case #: 20-R-04

Date: February 10, 2004

Comments:

1. Plant material screening where a vehicular use area adjoins an abutting property needs to be 24" ht. at time of planting.
2. Signoff plans to be sealed by the Landscape Architect.

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Division:	Planning	Member:	Mark McDonnell 954-828-8981
Project Name:	1532 Holdings, L.C.	Case #:	20-R-04
Date:	February 10, 2004		

Comments:

This is a 9-unit townhouse proposal consisting of a 4 unit and a 5-unit building in the RML-25 zoning district. The site was visited on February 3rd. The visit found the following land uses around the subject property:

To the east-single story multi-family rental
To the south-(across the canal) single story and 2 story residential
To the north-(across NE 12th St.) one story single family detached dwellings
To the west-newer, large multi-family residential building.

At the end of NE 12th Street is the Lauderdale Marina. The current property contains a 2-story multi-family dwelling as rentals, and what appeared as a one story, single family detached dwelling. No curbs or sidewalks were located on the south side of NE 12th Street, however, sidewalks were existing on the north side. The south side of NE 12th Street also included over head utility lines, and large palm trees and live oaks were also located.

Comments:

1. The land use plan provided is incorrect. Please verify surrounding land use designations and correct them. Please obtain the color copy typically represented with site plans.
2. The adjacent zoning identified on sheet SP-1 is incorrect at RMM-25. Please correct to RML-25.
3. What is the disposition of the over head utility lines?
4. Correct the zoning identified on sheet SP2.
5. Provide a chart, similar to how the chart was prepared for the setbacks, for all bulk-related requirements. Go to the chart in the ULDR 47-5.35 and list all the minimum or maximum regulations, and then list the proposed conditions right

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next to them. Items missing include, but are not limited to, lot size, lot width, minimum floor area, maximum structure length, etc.

6. This is a site plan level II review. It is to be approved at the DRC level. Adequacy review is required, and a point by point narrative addressing Section 47-25.2 of the ULDR is required.
7. The proposed development must comply with all of the requirements of Section 47-18.33 (Townhouse). To this end, please provide a point-by-point narrative as to how this proposed development complies with the Site Design Criteria for Townhouses as listed in Section 47-18.33.B.1.-11.
8. Discuss the type and number of street trees required with Chief Landscape Plans Examiner.
9. Discuss location/setback of a/c units with Chief Zoning Plans Examiner.
10. Pursuant to Sec. 47-18.33.B.10.a., the site plan does not show that a minimum three (3') wide sidewalk is provided from each principal entrance to the public sidewalk. Please ensure that the pedestrian paths continue to the sidewalk.
11. Dimension length and width of buildings on elevations.
12. Discuss with Chief Zoning Plans Examiner whether this proposed building meets the setback requirements for buildings over 22'.
13. Provisions satisfactory to the City Attorney shall be made for a recorded easement
 - a) over the driveway for all public utilities and for use by owners within the within the group, and
 - b) along the front and rear property lines of the group for use by owners of the group
14. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Gary Gorman
954-828-6421

Project Name: 1532 Holdings, L.C.

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Comments:

1. Will this be a walled community?
2. Will there be a security fence/gate at project openings?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. Will impact resistant glass be used?
6. All entry doors and locking devices will have sufficient security rating.
7. Will all overhead garage doors have secondary locking devices?
8. Will all entry/exit doors have 180-degree viewing devices? (Peep Hole)
9. Will there be an intercom system installed for the first floor entry door, for communication purposes for residents on the second or third floor?
10. Will each unit have a perimeter security system to include glass break protection and panic buttons for emergency conditions?
11. Are the driveways on the east and west sides of this project "One Way"? Or is there sufficient room to support two-way traffic? If not, will there be sufficient signage to indicate accordingly?
12. Is there sufficient turn around space on the driveway in between the two buildings?

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13. All landscaping should allow full view of location.

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: 1532 Holdings, L.C.

Case #: 20-R-04

Date: February 10, 2004

Comments:

1. Dimension two car driveway's to comply with the geometric parking space standards of section 47-20.11.
2. Entry column encroaches into the required front yard setback.
3. Discuss site circulation with the applicant and the Engineering representative.
4. Dimension balconies and indicate property lines and setbacks on the floor plans.
5. Dimension building height from grade as defined in section 47-2.
6. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33.
7. Additional comments may be discussed at the DRC meeting.